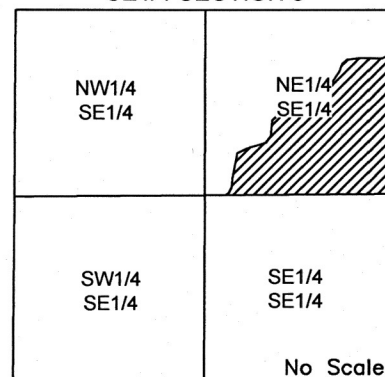




A PLAT OF STREAM SIDE ESTATES SUBDIVISION

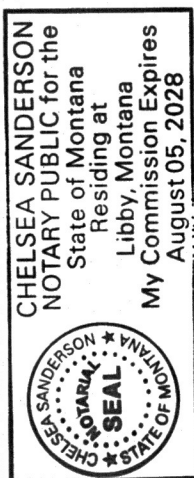
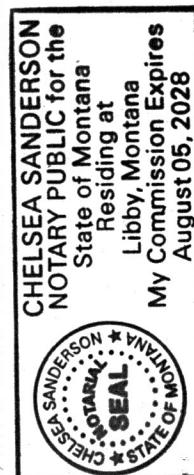
AMENDING PARCEL "B", COS No. 4582AE
NE1/4 SE1/4, SECTION 5, T.30N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: XT HOLDINGS, LLP DATE: JULY, 2026

VICINITY DIAGRAM SE1/4 SECTION 5



LINE TABLE

CENTERLINE PARMENTER CREEK		
L1	N53°42'57"E	24.92'
L2	N25°40'36"E	42.17'
L3	N03°16'39"E	61.93'
L4	N10°25'29"E	180.36'
L5	N62°08'17"E	74.67'
L6a	N73°05'38"E	73.46'
L6b	N73°05'38"E	67.77'
L7	N37°39'49"E	53.38'
L8	N04°05'01"E	111.01'
L9	N45°05'54"E	47.02'
L10	N77°32'42"E	114.87'
L11	N56°54'12"E	40.57'
L12a	N35°27'13"E	80.75'
L12b	N35°27'13"E	80.57'
L13	N67°05'44"E	151.55'
L14	N33°07'05"E	86.80'
L15	N19°18'36"E	59.32'
L16	N51°17'26"E	48.56'
L17	N81°35'06"E	82.27'
L18	N89°41'56"E	151.98'
L19	N68°17'09"E	103.92'



PURPOSE OF SURVEY AND OWNER'S EXEMPTION CERTIFICATION

We, XT Holdings, LLP, owner of record, hereby certifies that the purpose of this survey and division of land is to create a 5 Lot minor subdivision, to be known as "STREAM SIDE ESTATES SUBDIVISION", pursuant to M.C.A. 76-4-103.

Bill Lee Avants, Partner, XT Holdings, LLP 7-31-26
Date
Gloria Ann Avants, Partner, XT Holdings, LLP 7/31/26
Date

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me a Notary Public for the

State of Montana County of Lincoln
by Bill Lee Avants, Partner, XT Holdings, LLP

on this 31 day of July, 2026.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby My Commission expires: Aug 5, 2028

ACKNOWLEDGMENT

The foregoing certification was subscribed and acknowledged before me a Notary Public for the

State of Montana County of Lincoln
by Gloria Ann Avants, Partner, XT Holdings, LLP

on this 31 day of July, 2026.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Chelsea Sanderson

residing in: Libby My Commission expires: Aug 5, 2028

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this Plat of "STREAM SIDE ESTATES SUBDIVISION", has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson, PLS, 70400LS 7-31-26
Date

ACCESS CERTIFICATION

I hereby certify that physical and legal access to Lots 1 thru 5, is provided by individual driveways from Stream Side Street and Parmenter Drive, as shown hereon.

Byron Sanderson, PLS, 70400LS 7-31-26
Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 13th day of August, 2026 A.D.
Steven A. Boyer, PLS, 9750LS
Steven A. Boyer, PLS 9750LS, Lincoln County Examining Land Surveyor

COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-611(1)(b), M.C.A.

Brianne Calip for Sedaria Carlsberg 8-4-26
Lincoln County Treasurer Date

COUNTY COMMISSIONER'S CERTIFICATION

I, the undersigned Chairperson of the Board of County Commissioners of Lincoln County, Montana, do hereby Certify that this accompanying plat of "STREAM SIDE ESTATES SUBDIVISION" has been submitted to the Board of County Commissioners, Lincoln County, Montana for examination and has been found to conform to law and county regulations and was approved at the regularly held meeting.

on the 12 day of AUG, 2026 at 12 o'clock.

Byron Sanderson 8/12/26
Chairperson, Board of Lincoln County Commissioners Date

CLERK AND RECORDER'S CERTIFICATION

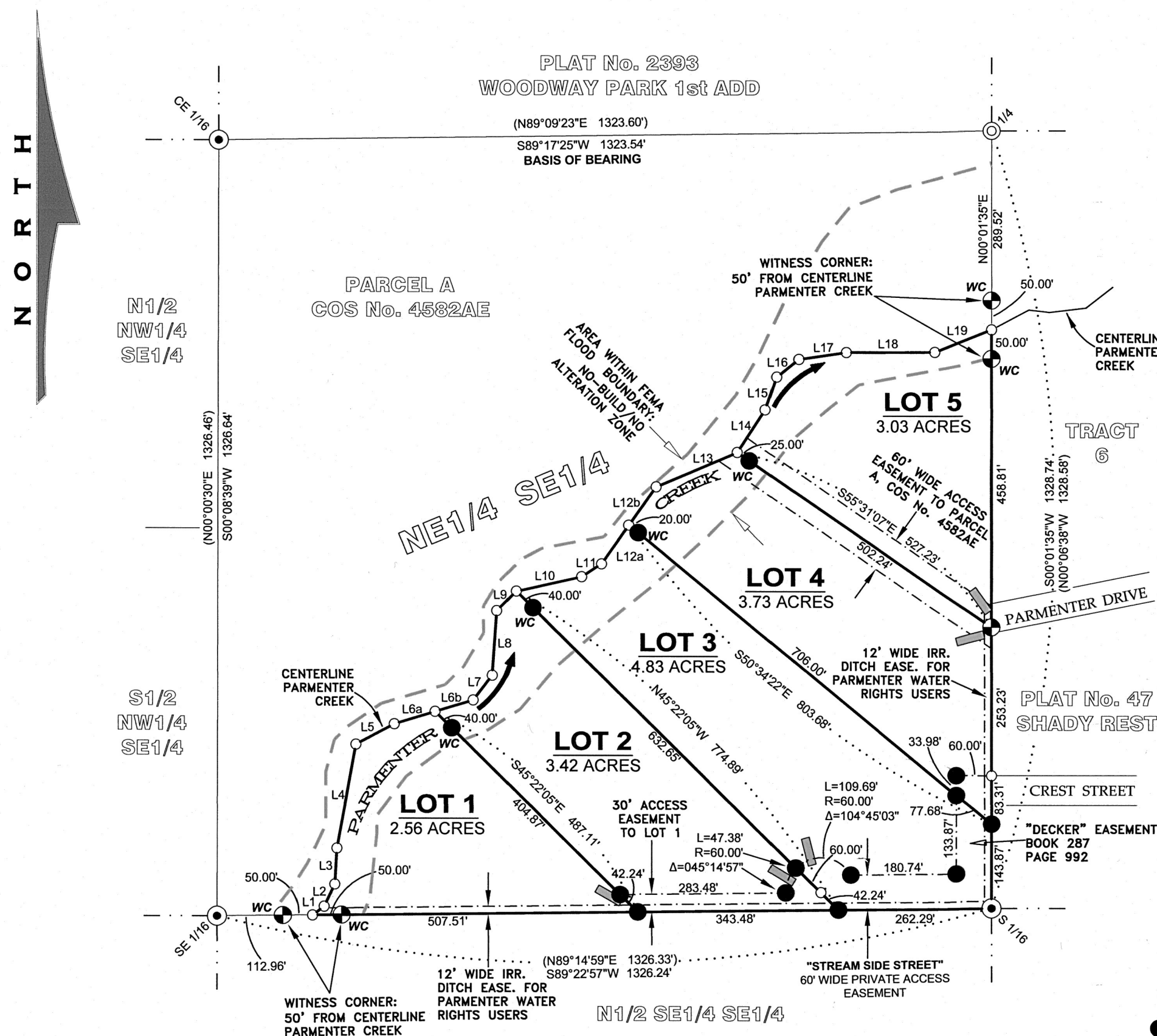
State of Montana, County of Lincoln, filed this 13 day of Aug, 2026, A.D. at 2:33 o'clock

Connina Brown by Jessica Jensen
Lincoln County Clerk Recorder Deputy

DOCUMENT No. 322486

PLAT No. 7302

SHEET 1 OF 1



LEGAL DESCRIPTION: STREAM SIDE ESTATES SUBDIVISION

An irregular parcel of land, lying westerly from Libby, Montana, Lincoln County, within the NE1/4 SE1/4, Section 5, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Parcel B, COS No. 4582AE, Lincoln County Records, containing 17.57 acres. Subject to and together with all appurtenant easements of record.

HISTORY OF SURVEYS

1999 - COS No. 2859, Retracement Survey, James R. Staples, 9958LS
2019 - COS No. 4582AE, Agricultural Exemption, Alvah F. Hughes, 7322LS

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS system and Trimble S6 robotic total station were used to tie previously set controlling corners by Calen Williamson, October, 2024.

BASIS OF BEARING

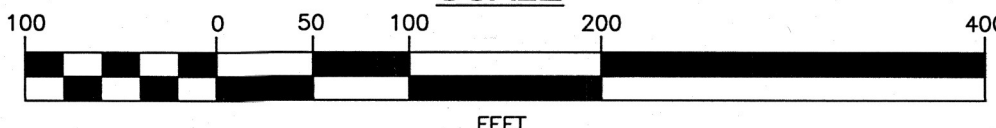
The basis of bearing for this survey is True North based on a static GNSS observation. Angular variation between this survey and COS No. 4582AE is 00°08'02" along the north boundary of Parcel A, COS No. 4582AE.

LEGEND

- SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
- FOUND UNCAPPED 5/8 INCH DIAMETER REBAR
- ⊙ FOUND 5/8 INCH DIAMETER REBAR WITH CAPPED JRS 9958LS
- ⊕ FOUND 5/8 INCH DIAMETER REBAR CAPPED HUGHES 7322LS
- COMPUTED POINT
- SECTION LINE
- () RECORD COS 2859
- PROPERTY BOUNDARY
- EASEMENT
- ADJOINING PROPERTY BOUNDARY
- FLOOD BOUNDARY PER FEMA FIRM PANEL 3000420025D: NO-BUILD/NO ALTERATION ZONE
- ▬ DRIVEWAY
- WC WITNESS CORNER

NOTE:
BEARINGS FOR INTERNAL
EASEMENTS ARE TAKEN
FROM CLOSEST APPARENT
PARALLEL LINE.

SCALE



KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354

GUARANTEE 322484 DEED 322485 COVENANTS 322487
ROAD AGREEMENT 322488



OWNER: STEPHANIE FLANNERY
PURPOSE: SUBDIVISION
DATE: APRIL 13, 2026

FINAL PLAT OF FLANNERY SUBDIVISION

AMENDED PLAT OF LOT 2 OF J AND M PROPERTIES

SW1/4, SEC. 11, T36N, R27W, P.M.,M., TOWN OF EUREKA, LINCOLN COUNTY, MONTANA

CERTIFICATE OF DEDICATION

I, Stephanie Flannery, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided, and platted into lots as shown by the plat hereunto included the following described tract of land:

That portion of the Southwest one-quarter (SW1/4) of Section Eleven (11), Township Thirty-six North (36N), Range Twenty-seven West (T27W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Lot Two (2) of J and M Properties and containing 0.514 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with all appurtenant easements of record.

The above described tract of land is to be known and designated as FLANNERY SUBDIVISION, Lincoln County, Montana. The owner hereby waives the right to protest the creation of a Special Improvement District for the purpose of financing improvements to area roads which will specifically benefit this subdivision. The undersigned hereby grants unto each and every person, firm, or corporation whether public or private, providing or offering to provide telephone, electric power, gas, cable television, water or sewer service to the public, the right to joint use of an easement for each construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and hold forever. Furthermore, this subdivision is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i)(ii), "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: no facilities other than those previously approved exist or will be constructed on the parcel; and the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA.

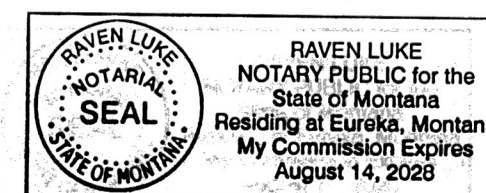
Stephanie Flannery
Stephanie Flannery

STATE OF Montana)
County of Lincoln) SS

On this 11 day of May, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Stephanie Flannery, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Raven Luke
Signature
Raven Luke
Print Name

Notary Public for the State of Montana
Residing at Eureka, Montana
My Commission expires Aug. 14, 2028



CERTIFICATE OF TOWN COUNCIL

The Council of the Town of Eureka, Montana does hereby certify that it has examined this subdivision plat and, having found the same to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use, this 15 day of July, 2026.

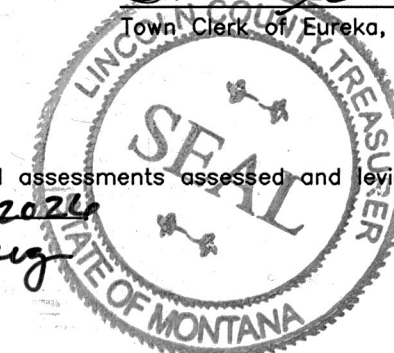
Richardson
Mayor of Eureka, Montana

Therese Schuch
Town Clerk of Eureka, Montana

CERTIFICATION OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

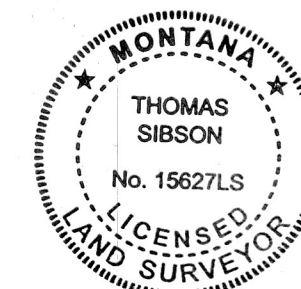
Dated this 14th day of July, 2026
Shirley Whitfield or Sedaria Carlsberg
LINCOLN COUNTY TREASURER, LIBBY, MONTANA



CERTIFICATE OF SURVEYOR

I hereby certify that the physical access requirements, pursuant to Lincoln County Subdivision Regulations, are met.

Thomas Sibson
THOMAS SIBSON, RLS #15627LS



CERTIFICATE OF SURVEYOR

Thomas Sibson 5/22/2026
THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: 09 June 2026
Steven A. Boyer
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA
County of Lincoln

Filed on the 22 day of July
A.D. 2026 at 9:17 o'clock A. M.

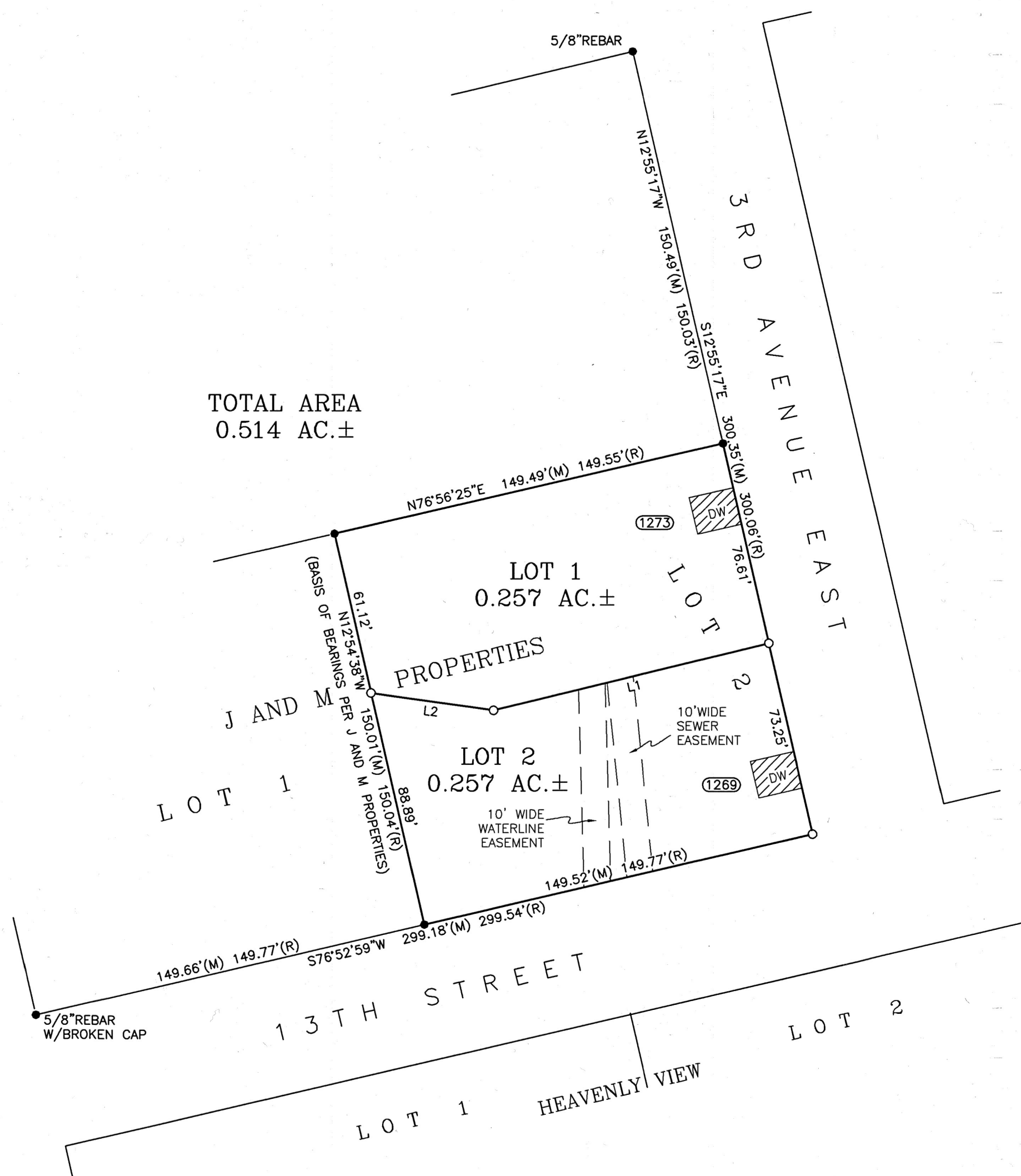
Connie Brown
CLERK AND RECORDER

BY: Jessica Senne
DEPUTY

INSTRUMENT REC. NO. 322197

PLAT NO. 7301

TOTAL AREA
0.514 AC.±



LINE	BEARING	DISTANCE
L1	S76°17'21"W	106.27'
L2	N81°55'49"W	46.31'

LEGEND

- FOUND REBAR W/CAP STAMPED 7328S (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED 15627LS
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (1273) ADDRESS
- DW DRIVEWAY APPROACH

SAM CORDI
REGISTERED LAND SURVEYOR
974 COLORADO AVE.
P.O. BOX 323
WHITEFISH, MT 59937
PHONE: (406)-862-9977

GUARANTEE 322195
DEQ 322196

COVENANTS 322198



PM 7 300